

Approved as Written: October 16, 2002

**CITY OF MORGAN HILL
SPECIAL CITY COUNCIL MEETING WITH
ARCHITECTURAL & SITE REVIEW BOARD;
BICYCLE & TRAILS ADVISORY COMMITTEE; LIBRARY COMMISSION;
CORPORATION YARD COMMISSION; PERSONNEL COMMISSION;
PARKS & RECREATION COMMISSION; PLANNING COMMISSION;
SENIOR ADVISORY COMMITTEE AND YOUTH ADVISORY COMMITTEE
MINUTES - SEPTEMBER 21, 2002**

CALL TO ORDER

Mayor Kennedy called the meeting to order at 9:05 a.m.

ROLL CALL ATTENDANCE

City Council

Present: Council Members Carr, Chang, Sellers, Tate; and Mayor Kennedy

Bicycle & Trails Advisory Committee

Present: None

Absent: Committee Members: Eltgroth, Bardner, Hubbell, Kinkade and Rothert

Mobile Home Rent Commission

Present: Commissioners: Dillmann, Graham, and Moore

Absent: Commissioner Liegl

Library Commission

Present: Commissioners: Boyne, Dillmann, Stanaway

Absent: Commissioners: Anderson, Cameron, Gregg, Keeshen, Nale, Salzano

Corporation Yard Commission

Present: Commissioner Knopf and Council Members Chang and Sellers

Absent: School Board Members Foster and Panos

Personnel Commission

Present: None

Absent: Commissioners: Gentile and McMahon

Parks & Recreation Commissioners

Present: Commissioners: Hagiperos, Kennedy, Librers

Absent: Commissioners: Frederick, Page, Rolley, van Keulen and School Board Member Kennett (ex-officio member)

Planning Commission

Present: Commissioners: Benich, Escobar, Lyle, Mueller
Absent: Acevedo, Engles, Weston

Senior Advisory Committee

Present: None
Absent: Committee Members: Bateman, Bautista, Gadway, Harkness, Keig, Metcalf, Mort

Youth Advisory Committee

Present: Committee Members: England, Lewis, Singh, Van Keulen, Vu, Shapiro
Absent: Committee Members: Bach, Chang, O'Mahen, Tainter

DECLARATION OF POSTING OF AGENDA

City Clerk Torrez certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2

WORKSHOP

1. SPECIAL JOINT WORKSHOP OF THE CITY COUNCIL AND CITY OF MORGAN HILL BOARDS, COMMISSION AND COMMITTEES

The City Council hosted a workshop with Morgan Hill boards, commissioners and committees.

City Manager Tewes presented a General City Update. The City Council presented policy initiatives for the coming year. City Attorney Leichter and City Clerk Torrez addressed the Brown Act and Fair Political Practices Commission issues. Henry Gardner, Managing Partner, Gardner, Underwood & Bacon, made a presentation on "Effective Boards and Commissions."

The following questions/issues were raised:

Commissioner Benich recommended that the City encourage a "public arts program."

Commissioner Lyle addressed recruitment of doctors and the need for medical facilities; resources needed in terms of adequate police and fire response time. Housing stock getting older without adequate fire response. Noted that no action has been taken regarding the construction of a third fire station.

Council Member Tate indicated that the City's Fire Master Plan recommends a third fire station be constructed, but to be sited in the downtown area. He stated that it would be a big commitment to Morgan Hill when the third fire station is built.

City Manager Tewes indicated that funding is being set aside for the day that the City needs to implement the third fire station. He said that the Fire Master Plan does not state that the fire station is needed at this time.

Mayor Kennedy stated that the City needs to evaluate funding availability as it will be needed to help pay for the third fire station's operating costs.

Commissioner Dillmann felt that fire services in Morgan Hill were as good as anywhere else in the County.

Commissioner Mueller stated that approximately 70% of all emergency calls are for medical responses versus fire responses, noting that these were two different types of responses.

City Manager Tewes indicated that the Fire Master Plan calls for a third fire station to be built centrally, east of the railroad tracks. He said that the City is currently looking for a site.

Committee Member England indicated that the City attempted to address Youth Empowered for Success (YES) by establishing the Youth Advisory Committee (YAC). He did not see these two working together. He inquired when the relationship with youth would be improved?

Council Member Tate stated that a YAC representative serves on YES. He said that YES has spent the past year on a fact finding mission, focusing on the feelings of youth. He indicated that YES builds and encourages youth involvement.

Committee Member England informed the City Council that seniors at Live Oak High School are attending YAC meetings. However, he sees few YES members attending YAC meetings. He inquired why attendance at meetings cannot be a two-way effort?

Council Member Tate responded that individuals' availability is difficult to coordinate. He indicated that he has a goal of attending a number of YAC meetings this year and try to have greater interaction with YAC members.

City Manager Tewes said that the City needs to find ways to involve youth in the decision making process.

Board Member Fruit suggested that the City have youth members be part of every board, commission and committee.

Commissioner Moore indicated that most of the individuals in attendance participated in the General Plan Update. As part of this update, there was discussion on how fast growth would occur. He indicated that Measure P would sunset in 2010 and noted that a Measure P Committee has been established and are in the process of reviewing possible changes to Measure P. He said that the General Plan Update Committee discussed a recommended population growth. He recommended that the Measure P Committee use the information that was derived by the General Plan Update Committee and not reinvent the wheel.

Council Member Tate stated that no one is suggesting that the General Plan Update Committee population recommendation would be discarded.

Council Member Sellers acknowledged that the current Measure P would be coming to an end. He felt that Measure P was a great measure approved by the voters in Morgan Hill but that it is not perfect. He felt that it was important to determine how the City will grow and where. He felt that it was important for the City to do a better job focusing on development in appropriate areas for residential, commercial and industrial development.

Commissioner Graham addressed a high speed rail EIR and recommended that State EIR grants be sought, making a stop in Morgan Hill or south county.

Mayor Kennedy stated that he has heard that a high speed rail station could be located in Gilroy but that there is not much of a chance for a high speed rail station being located in Morgan Hill.

Commissioner Graham inquired if it would be possible to place a station central to Morgan Hill and Gilroy.

Commissioner Graham recommended that the City tap funds for a downtown analysis.

City Manager Tewes stated that there is a linkage between transportation and housing. He indicated that the Downtown Plan Committee is looking at this issue.

Commissioner Mueller inquired how the City is doing in getting a Madrone at grade crossing installed along the railroad tracks?

Deputy Public Works Director Bjarke responded that the City has submitted an application for an at grade crossings and that it can take up to 18 months to process the application. He stated that correcting unsafe railroad crossings is important to the City.

Commissioner Mueller stated that an 18-month application process could stall the Catholic High School project.

Mayor Kennedy indicated that City staff is working with the Public Utilities Commission, the railroad and the Catholic High School in order to understand the service problems.

Commissioner Dillmann addressed the following: 1) affordable housing as a driver in that it encourages industry to locate in Morgan Hill; 2) City needs more trains/train stops versus high speed rail; 3) City has been fighting Calpine project, noting that power is needed; and 4) traffic/traffic lights in Morgan Hill are an issue. The completion of Butterfield Boulevard is important to help the traffic situation.

Mayor Pro Tempore Carr noted that Measure P states that there are requirements relating to affordable housing. The Housing Element Task Force recommends that moderate income/affordable housing be constructed and that diversity of home ownership is important.

Commissioner Mueller said that in the review of the Measure P scoring criteria, a set of points are

being recommended in order to encourage market rate and moderate housing units.

Bob Benich inquired whether the City has considered the construction of affordable housing such as the Woodland Mobile Home Park that is owner occupied?

Mayor Kennedy did not believe that a private developer would not want to pursue a Woodland Mobile Home Park type project. However, this type of project could be built using City/RDA funds.

Council Member Sellers addressed the Calpine issue, noting that the City has filed a lawsuit against Calpine. He felt that air pollution and other impacts need to be identified and addressed. If air quality is not regulated before Calpine is built, the City would have lost the opportunity to monitor air pollution. Once this issue is resolved, he said that the City would work with Calpine.

City Manager Tewes noted that in 15 years, traffic will be the same as is being experienced today with the completion of Butterfield Boulevard and Highway 101 expansion.

Committee Member Lewis noted that the recreation center proposed to be located on Edmundson Avenue is not centrally located. He recommended that City staff work with VTA to extend bus service to Edmundson Avenue.

Commissioner Graham recommended that key issues of the City be forwarded to our legislative representatives.

Council Member Sellers stated that the Council meets twice a year with legislative representatives to address specific issues. He indicated that the City's Legislative Committee, consisting of two council members and staff, stay on top of legislative issues and that legislative issues could be broadened.

Commissioner Mueller expressed concern with the City's general fund and how it will move forward. He felt that it was important for the general fund to grow.

Mayor Kennedy said that focus is being given toward economic development to enhance the general fund. He said that there are other options to enhance the general fund such as assessments or taxes.

City Manager Tewes identified new services of general fund revenues such as federal, state, local or self taxes. He indicated that Morgan Hill is low tax and debt free. The question is whether the community wants to expand services and tax itself for said services.

Commissioner Graham recommended that the City seek grants such as clean air and library grants.

Council Member Sellers stated that the City has retained the services of a consultant to assist the City in finding available grants. He indicated that the City has a general plan surplus that has not been squandered. He felt that the surplus would help keep the City safe and allow for expansion with some caution.

ADJOURNMENT

There being no further business, Mayor Kennedy adjourned the meeting at 1:08 p.m.

MINUTES PREPARED BY:

IRMA TORREZ, City Clerk